



DEPARTMENT OF VETERANS AFFAIRS
Regional Office
3333 North Central Avenue
Phoenix, Arizona 85012-2436
www.vba.va.gov/ro/phoenixlgy/index.htm

September 25, 2000

Loan Guaranty Information Bulletin 26-00-23

«Company_Name»
«Servicer_Address»
«Servicer_City», «Servicer_State» «Servicer_Zip»

**SUBJECT: LIQUIDATION APPRAISAL AND FORECLOSURE DOCUMENT
REQUIREMENTS FOR ARIZONA, NEVADA AND CALIFORNIA**

1. The procedures below should be followed when ordering a liquidation appraisal from the Regional Office (RO) having jurisdiction over the property, and subsequently obtaining foreclosure bidding instructions from the Phoenix Regional Loan Center (RLC).

a. Liquidation appraisal requests performed as part of a foreclosure should be made by the servicer/holder at the time the Notice of Trustee's Sale is recorded in Arizona or within 45 days of the recordation of the Notice of Default and Election to Sell in California and Nevada, but no later than 60 days prior to the scheduled sale date. VA Form 26-1805-1, VA Request for Determination of Reasonable Value, will be used and must be completed in every case involving the appraisal of real property.

b. The liquidation appraisal can be ordered on-line through the VA Assignment System (VAAS). The Internet address is <http://vaas.vba.va.gov>. VAAS can be accessed using MS Internet Explorer version 4 or higher, or Netscape version 4 or higher. Servicers/Holders that either do not currently have Internet access or find the system temporarily unavailable may, on a temporary basis, contact the Construction and Valuation Section of the Regional Office having jurisdiction over the property (see below for each office's jurisdictional responsibilities).

(1) Arizona and Southern Nevada (Clark and Lincoln Counties), **Phoenix Regional Loan Center**. Fax your appraisal request (VA Form 26-1805-1) to (602) 640-4816.

(2) Riverside, San Diego, and Imperial Counties, California, **San Diego Regional Office**. Fax your appraisal request (VA Form 26-1805-1) to (619) 400-5377.

(3) Los Angeles, San Bernardino, Inyo, Kern, Orange, San Luis Obispo, Santa Barbara, and Ventura Counties, California, **Los Angeles Regional Office**. Fax your appraisal request (VA Form 26-1805-1) to 310-235-7613.

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(4) All counties in Nevada and California not listed in b(1), b(2), and b(3), **Oakland Regional Office.** Fax your appraisal request (VA Form 26-1805-1) to (510) 637-1417, Attn: Phyllis Cotton or John Martin.

c. The existing 12-digit VA loan number should be used for identification of the appraisal report and inserted in Item 1 of VA Form 26-1805-1. The words "Liquidation Appraisal" must be inserted in Block 28 as well as the trustee's sale date.

d. Upon being notified of the assigned appraiser, the requester will, the same day, send a copy of VA Form 26-1805-1 to the appraiser. (Please use the system generated 1805-1.) It is essential that access information be provided to the appraisers including a contact point in your office. This will assist in avoiding significant delays. The name and telephone number of the current or last known occupant should be included with the request. If the property is vacant, keys must be furnished to the appraiser or alternative instructions for the appraiser to use in gaining access to the property such as name and telephone number of the local person to contact for access.

e. The requester should forward a copy of the appraisal request to the Phoenix Regional Loan Center along with the following documents. These documents are required to furnish bidding instructions.

(1) Copy of the Trustee's Sale Guaranty

(2) Notice of Default and Election to Sell (Statement of Breach in Arizona)

(3) Notice of Trustee's Sale

(4) VA Form 26-567 itemizing the total outstanding loan indebtedness, expenses of liquidation and status of property taxes and other charges.

f. We are providing this information to assist you in completing timely liquidations and to avoid unnecessary losses on the servicer/holder and/or VA's part. It is important that VA receive all necessary foreclosure documents at least 30 days prior to the scheduled sale date. Failure to furnish complete documentation may result in the postponement of scheduled sales at the servicer's/holder's expense. We are requesting that you advise all of your staff of these procedures so unnecessary losses may be avoided.

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g. The requester must pay the appraiser's fee, and documentation of this expense should be included on the claim under loan guaranty. **If the billing address is not the same as the requester's, please provide clear billing information.** Should the borrower attempt to pay the arrears after the appraisal is obtained, the servicer/holder should include the cost of the appraisal in its computation of the total amount due.

2. If you need additional information and/or have questions about procedures, please contact our Loan Service and Claims Section at 1-888-869-0194.

/Signed/

ROBERT JOHNSON
Loan Guaranty Officer

DISTRIBUTION: All holders, servicers and appraisers

Rescission: Loan Guaranty Information Bulletin 26-99-14